

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning, Research & Development

AGENDA DATE: Introduction: October 25, 2005
Public Hearing: November 15, 2005

CONTACT PERSON/PHONE: Christina Valles, 541-4930

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance changing the zoning of a 2.98 acre portion of Block 33, Sage Addition, Second Replat, Section Two, El Paso, El Paso County, Texas from C-2 (Commercial) to C-3 (Commercial). The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code. Subject Property: 1060 Carolina Drive. Applicant: Hillcrest Funeral Home. ZON05-00095 (District 7)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A 2.98 ACRE PORTION OF BLOCK 33, SAGE ADDITION, SECOND REPLAT, SECTION TWO, EL PASO, EL PASO COUNTY, TEXAS FROM C-2 (COMMERCIAL) TO C-3 (COMMERCIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of a 2.98 acre portion of Block 33, Sage Addition, Second Replat, Section Two, El Paso, El Paso County, Texas, more particularly described in Exhibit 'A', be changed from C-2 (Commercial) to C-3 (Commercial), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2005.

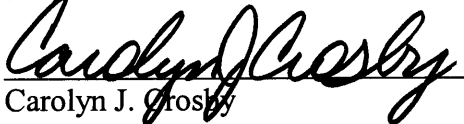
THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



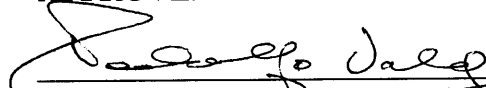
Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:



Christina Valles, Planner II
Development Services Department

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Development Services Department

PROPERTY DESCRIPTION

(PROPOSED C-3)

Description of a 2.98 acre parcel of land being a portion of Block 33, Sage Addition, Second Replat, Section Two in the City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows to wit:

Starting at an existing city monument located on the centerline of Yarbrough Drive (120' wide public right-of-way) and Carolina Drive (70' wide public right-of-way), Thence along said centerline of Carolina Drive South 89° 42' 00" West a distance of 259.03 feet, Thence South 00° 18' 00" East a distance of 35.00 feet to a point lying on the southerly right-of-way line of Carolina Drive said point being the "True Point of Beginning",

Thence South 00° 18' 00" East a distance of 200.00 feet to a point;

Thence North 89° 42' 00" East a distance of 65.76 feet to a point;

Thence South 00° 18' 00" East a distance of 125.00 feet to a point;

Thence North 89° 42' 00" East a distance of 169.48 feet to a point;

Thence along an arc of a curve to the left a distance of 44.42 feet, whose radius is 2142.70 feet, whose central angle is 01° 11' 16" and whose chord bears South 11° 33' 10" East a distance of 44.42 feet to point;

Thence South 78° 20' 00" West a distance of 380.91 feet to a point;

Thence North 45° 25' 00" West a distance of 187.60 feet a point;

Thence North 00° 18' 00" West a distance of 310.96 feet, to a point lying on the southerly right of way line of Carolina Drive;

Thence North 89° 42' 00" East along said southerly right-of-way line of Carolina Drive a distance of 260.99 feet back to the "True Point of Beginning", and said parcel containing in all 129,953.43 square feet or 2.98 acres of land more or less.

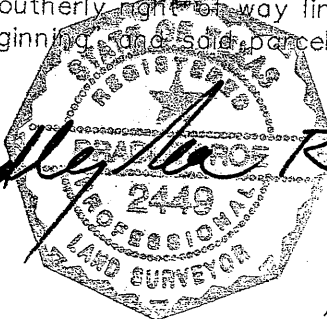
Grady R. PLS
8/30/05


EXHIBIT "A"

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMIENTO, AICP
DEPUTY DIRECTOR



CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
PRESI ORTEGA, JR., DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

October 18, 2005

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Christina Valles, Planner II

SUBJECT: ZON05-00095

The City Plan Commission (CPC), on October 6, 2005, voted **6-0** to recommend **APPROVAL** of this rezoning request, concurring with Staff's recommendation.

The CPC found that this rezoning request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning request is in the best interest, health, safety and welfare of the public in general.

There was **NO OPPOSITION** to this application.

Attachment: Location Map, Site Plan.

STAFF REPORT

Rezoning Case: ZON05-00095

Property Owner(s): Hillcrest Funeral Home

Applicant(s): Hillcrest Funeral Home

Representative(s): Roe Engineering

Legal Description: A Portion of Block 33, Sage Addition, 2nd Replat

Location: 1060 Carolina Drive

Representative District: # 7

Area: 2.98 Acres

Present Zoning: C-2 (Commercial)

Present Use: Funeral

Proposed Zoning: C-3 (Commercial)

Proposed Use: Funeral Home - Installation of Crematory inside existing building

Recognized Neighborhood Associations Contacted: N/A

Surrounding Land Uses:

North -	C-1 (Commercial) /
South -	C-1 (Commercial) /
East -	C-1 (Commercial) /
West-	C-3 (Commercial), R-3 (Residential) /

Year 2025 Designation: Commercial/Residential (Lower Valley Planning Area)

**CITY PLAN COMMISSION HEARING, October 6, 2005
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

Zoning Case: ZON05-00095

General Information:

The applicant is requesting a rezoning from C-2 (Commercial) to C-3 (Commercial) in order to permit a funeral home with crematory inside existing building. The property is 2.98 acres in size and is currently a funeral home. Access is proposed via Carolina Dr. and Yarbrough Dr. with 122 parking spaces provided. There are no zoning conditions currently imposed on this property.

Information to the Commission:

The Planning Department has received no calls or letters in support or opposition to this application.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends **approval** of this request for rezoning from C-2 (Commercial) to C-3 (Commercial).

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

The Year 2025 Projected General Land Use Map for the Mission Valley Planning Area designates this property for Commercial/Residential land uses.

C-3 (Commercial) zoning permits a funeral home and crematory with special permit and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the C-3 (Commercial) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will Funeral Home with crematory inside be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Department Notes:

No zoning comments.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

El Paso Water Utilities Notes:

No objections.

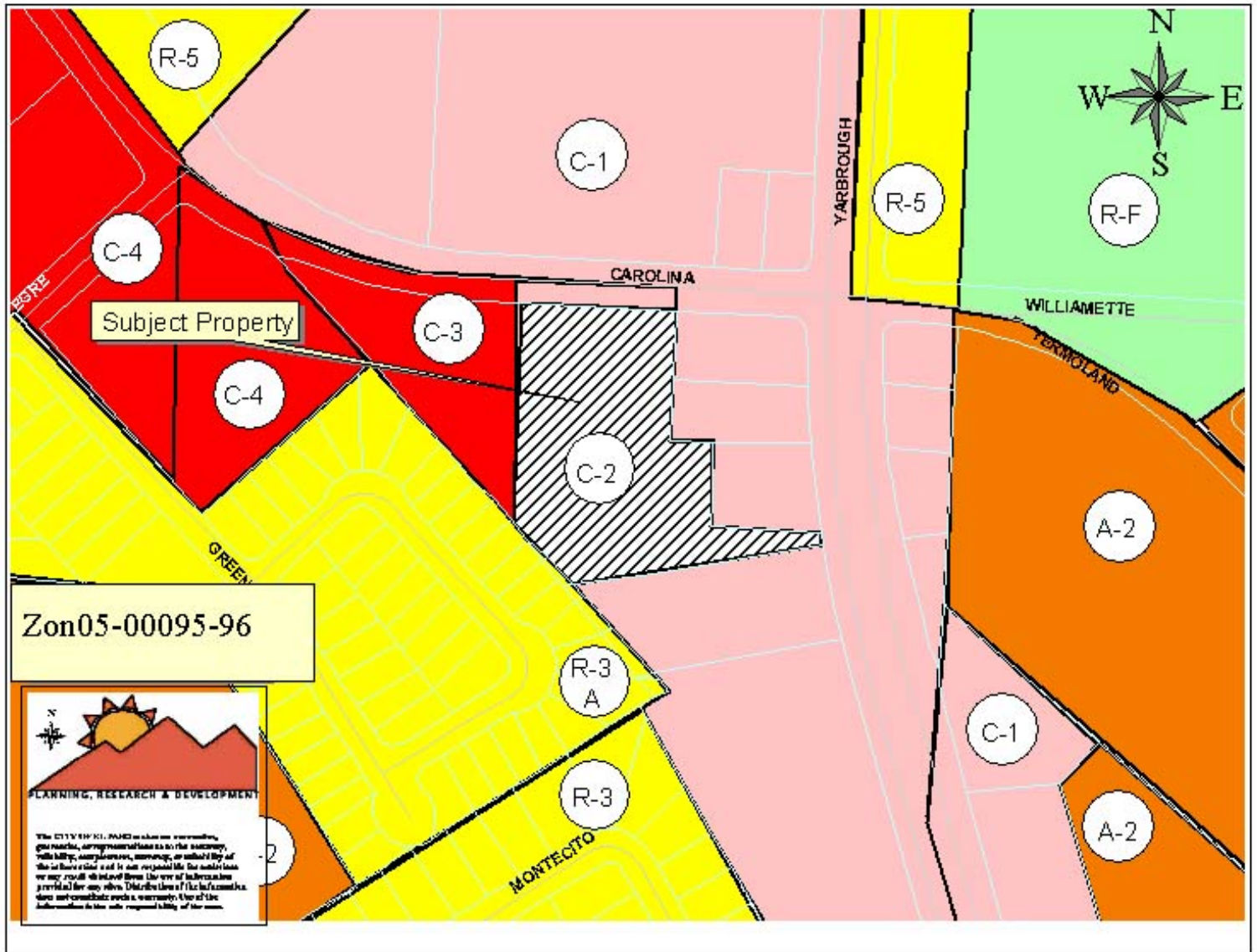
Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Mission Valley Planning Area designates this property for Commercial/Residential land uses.
- B. C-3 (Commercial) zoning permits a funeral home and crematory with special permit and is compatible with adjacent development.

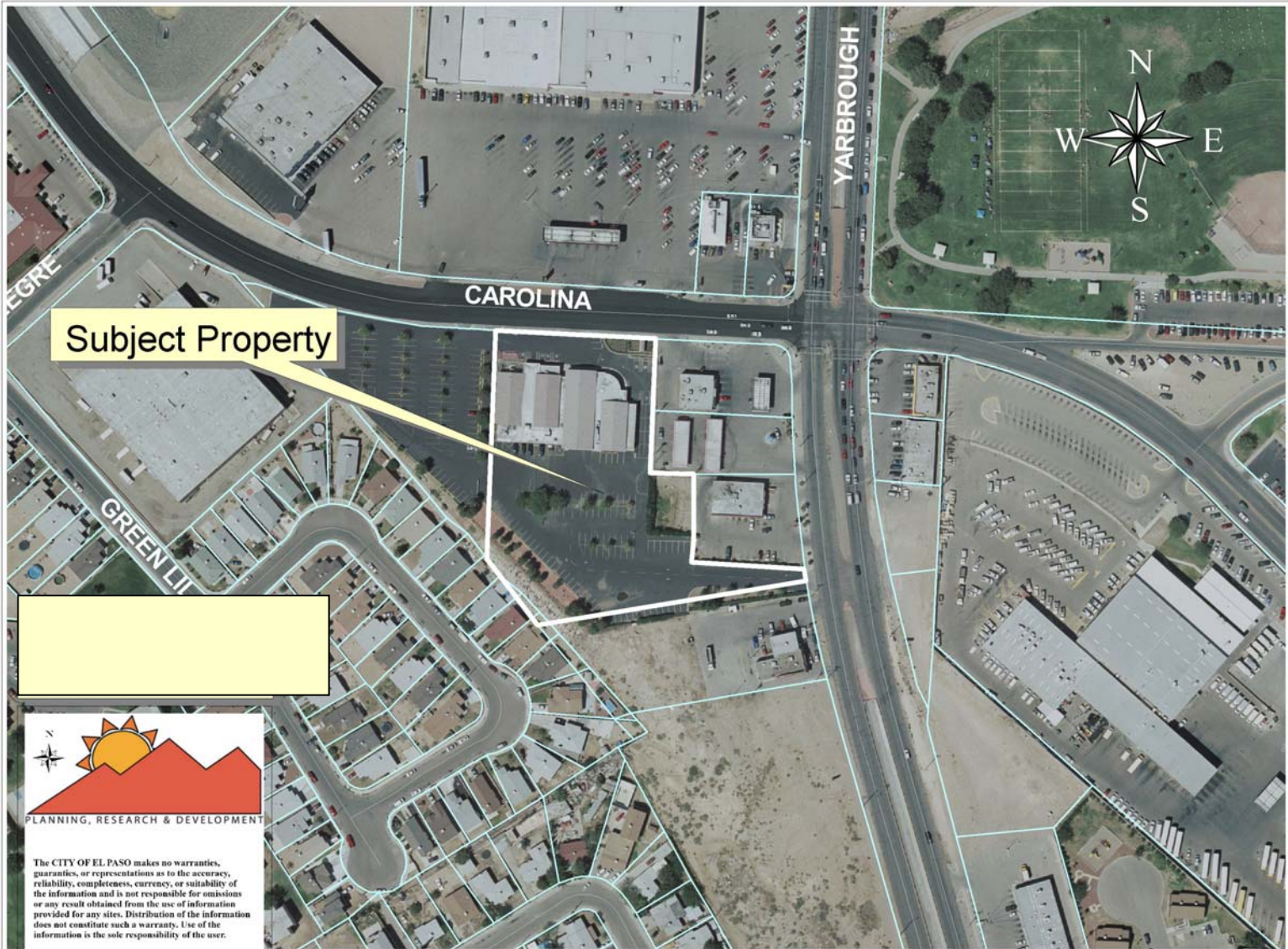
ATTACHMENT: Site Plan; Location Map.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

LOCATION MAP



AERIAL MAP



SITE PLAN

